

Leigham Court Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

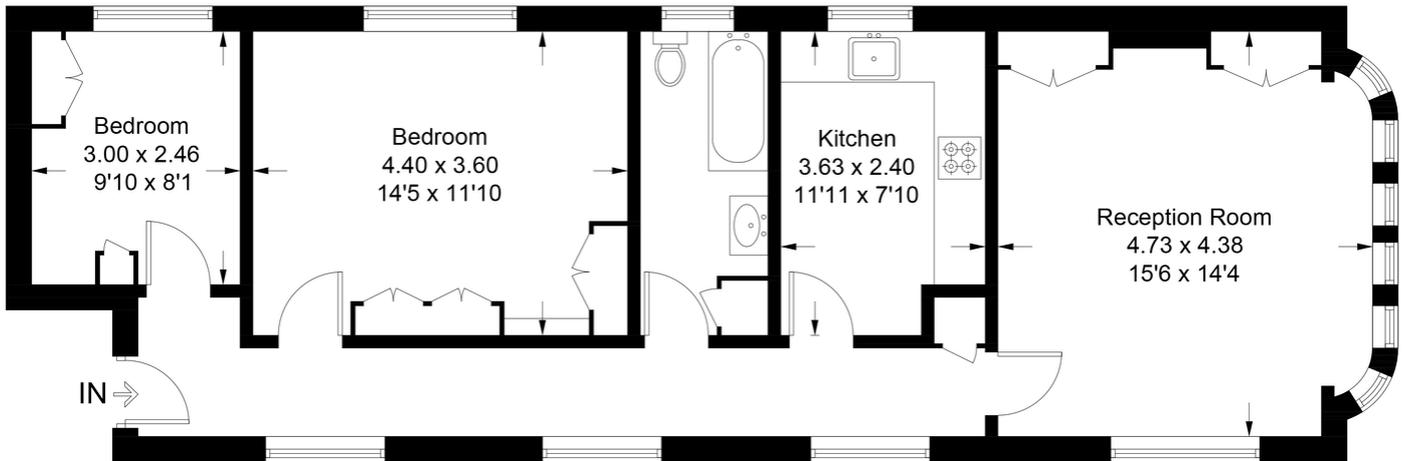
- Art Deco flat
- Off street parking



A lovely two bed, top floor Art Deco purpose built flat, which is an exciting project for someone who is keen to make their mark and add value. The property consists of two bedrooms with one bathroom and separate kitchen to reception room. The reception room boasts an abundance of natural light and has dual aspect windows with views over Streatham and beyond. The block itself is well looked after with off-street parking and communal garden areas. There is a live-in caretaker on site. Glyn Court is set back from Leigham Court Road and approximately half a mile away from Streatham Hill Station with direct access to Victoria and London Bridge. There is no onward chain with this property.

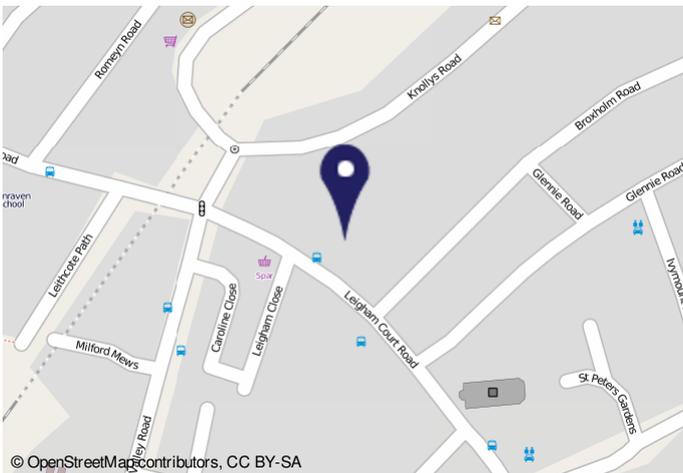
Glyn Court

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID496725)



Energy Performance Certificate

Flat 16 Glyn Court, 19B, Leigham Court Road, LONDON, SW16 2DF
 Dwelling type: Top-floor flat Reference number: 8756-7927-0530-3605-4956
 Date of assessment: 15 March 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 19 March 2018 Total floor area: 70 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,513**

Over 3 years you could save **£ 936**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 316 over 3 years	£ 169 over 3 years	You could save £ 936 over 3 years
Heating	£ 2,916 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 282 over 3 years	£ 285 over 3 years	
Total	£ 3,513	£ 2,877	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 700
2 Low energy lighting for all fixed outlets	£40	£ 132
3 Heating controls (thermostatic radiator valves)	£200 - £400	£ 100

For more information on the recommendations and the Green Deal process or to check if you are eligible for a Green Deal, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.